

## **NORTHWALK**

### **RESPONSES TO QUESTIONS AND CONCERNS FROM PUBLIC MEETINGS**

February 10, 2014

*I have read every letter of concern and the comments by the Staff. Almost all these concerns are focused on process, site access, density, drainage, buffering, home size and value. I have highlighted each issue in each letter and the responses are as follows:*

#### Process

- We followed the prescribed process for a rezone. The project was properly advertised and noticed. We have held two neighborhood meetings and talked to many residents individually. Based upon the outcome of the first meeting we changed the concept and redesigned the project to address neighborhood concerns. We have changed the original concept to help minimize neighborhood issues.
- There has not been an overall lack of detail. In fact the process is going to yield the appropriate detail as we follow the prescribed process.
- We have complied with the legal advertisements and notices. We also have had two neighborhood meetings. The second one was noticed to 35 locations in the Beechwood development.
- I have had two neighborhood meetings and have offered in writing to meet with people individually to discuss the project.

#### Site Access

- The project had been redesigned with no vehicular connection between Union Street and Maple Lane except to accommodate emergency vehicles. This connection will be gated and locked, and only the fire department will have access to the key. We met with one neighbor concerned about the location of the emergency entrance and have agreed keep it off his property and still acceptable to the fire department.
- Access to our site will be blocked from Maple Lane. We will provide onsite parking and delivery for subcontractors and suppliers. While we will make every effort to self-contain our project, we can do not control who drives on Maple Lane and Beechwood public streets.
- As we have redesigned this project we eliminated the vehicular connection to the Beechwood neighborhood. We agree that the sidewalks need to be planned and built to connect to the sidewalk on Union Street. There should be a continuous sidewalk from NorthWalk to the downtown. Once this connection is completed, neighbors in the Beechwood development could access the downtown via the NorthWalk sidewalk with little or no vehicular conflict.

### Density

- The project had been redesigned and the density has been reduced. The new design should also reduce the visual mass of the overall project. A four to six home development is not a viable economic model based on development standards and current real estate values in the neighborhood.
- The redesign project is a different concept. We have gone from a traditional neighborhood design to a low maintenance concept targeting empty nesters. This new concept allows for most property, which is not within the foot print of the home, to be set aside as open space to be managed and controlled by the HOA. The result is equal amounts of open space and developed lots. The dwelling sizes will range from fourteen hundred square feet to nineteen hundred square feet; which is nearly identical to the homes in Beechwood development.
- We have reduced the density to 14 homes. We have also changed the concept to make the project both economical feasible and a desirable addition to the city. Based upon anticipated selling price and the current market value of existing homes, our project should increase property values in the surrounding area.
- Seven duplexes with 38% open space in a low maintenance community is not an inappropriate density at this location.
- We redesigned the project to reduce the number of dwellings and the visual impact the Beechwood neighborhood. Neighbors were very adamant about this.

### Drainage

- We are aware of the drainage issues that have been ongoing for the last 24 years. We are also aware of the city's efforts in this matter. Our project will conform to the Westfield and Hamilton County legal drainage requirements and will not compound the situation.
- The Anderson Corporation should not have to post a bond. We will comply with Westfield and Hamilton County drainage ordinances. Posting a bond, as a condition for designing to legal standards, is not right. It has been made extremely clear, by many neighbors, that there has been a drainage problem for many years and that while it has been improved, that problem still exists.
- It is certainly true that our project will be a higher density than the Beechwood neighborhood. It is also true our project will not accelerate the offsite run off. The drainage solution will comply with Westfield and Hamilton County drainage ordinances. We will not post a bond as a condition of meeting the ordinance especially in light of the abundantly clear drainage problems that already exist.
- Our drainage plan will comply with the Westfield and Hamilton County drainage and storm water ordinances.

### Buffering

- We have incorporated a 20 foot landscaped buffer yard to separate our neighborhood from the Beechwood properties. A 6 foot stone wall on top of a two foot earth berm is an unnecessary and inappropriate requirement between two residential properties. We have voluntarily added setbacks and buffering based upon input at the first neighborhood meeting.

### Home Size and Value

- We have removed vinyl siding as an approved siding material.
- The current revisions require single story homes to have a minimum ground level square footage of 1325 square feet for one story units. Two story units must have a minimum 1000 square feet on the ground level.
- Our square footage is similar, if not greater, than most homes in the Beachwood neighborhood. We have reviewed many homes that have been listed and/or sold in this neighborhood and in most cases, our houses exceed the square footage and the asking/sold price of homes in the Beechwood neighborhood.
- The current revisions to the proposed PUD ordinance have minimum home square footage of thirteen hundred and twenty-five hundred square feet. We expect the majority of homes in this development to be eighteen hundred to nineteen hundred square feet at a price point at two hundred thousand to two twenty five hundred thousand dollars. Our research supports this price point in this market.

*This concludes my response to various questions about NorthWalk.*

Below is a summary of our research that supports our position related to square footage and selling prices of existing houses in the Beechwood neighborhood. There is also current data related to real estate sales, price and absorption in the Washington Township market.

### ***Most Recent Sells in Beechwood Development (from MLS listings)***

313 Beechwood Dr.	List: \$162,500
1518 Sq ft. / 3BR / 2 1/2 Baths	Sold: \$161,500
224 Beechwood Dr.	List: \$159,900
1623 Sq. ft / 3 BR / 2 Baths	Sold: \$155,000
301 Beechwood Dr.	List: \$159,900
1600 Sq. ft / 3 BR / 2 Baths	Sold: \$154,900
735 Maple Lane	List: \$149,900
1582 Sq. ft / 3 BR / 2 Baths	Sold: \$144,000

702 Maple Lane

List: \$149,600

1837 Sq. ft / 3 BR / 2 Baths

Sold: \$144,000

Our homes will likely list from \$175,000 to 225,000 with square footage of 1400-1900 square feet. They will be new construction with today's energy and maintenance efficiencies and of course...brand new finishes throughout. We believe that the neighborhood and township comparisons, supply and absorptions support our conclusions.



## MARKET OVERVIEW

10/31/2013

### 2913 – WASHINGTON TOWNSHIP

Price Range 1000's	Number of Active Listings	Number of Pendings	Pendings to Active Ratio	New Construction Listings	Number Expired Listings in Last Six Months	Number Closings in Last Six Months	Average List Price of Sold Homes	Average Sold Price	List to Sales Ratio	Days on Market	Absorption Rate
\$0-\$80,000	1	1	100.00%	0	0	7	\$67,479	\$62,454	92.55%	37	0.86
\$80,001-\$100,000	4	1	25.00%	0	1	10	\$94,760	\$92,590	97.71%	48	2.40
\$100,001-\$150,000	35	7	20.00%	0	14	137	\$135,042	\$131,372	97.28%	49	1.53
\$150,001-\$200,000	35	5	14.29%	4	23	112	\$178,587	\$174,270	97.58%	44	1.88
\$200,001-\$250,000	21	10	47.62%	0	15	72	\$231,913	\$226,413	97.63%	53	1.75
\$250,001-\$300,000	21	10	47.62%	4	13	74	\$275,022	\$270,324	98.29%	58	1.70
\$300,001-\$400,000	21	3	14.29%	7	10	63	\$353,815	\$347,060	98.09%	69	2.00
\$400,001-\$500,000	13	1	7.69%	8	9	25	\$445,854	\$435,623	97.71%	109	3.12
\$500,001-\$650,000	10	1	10.00%	4	3	18	\$598,672	\$581,139	97.07%	129	3.33
\$650,001-\$800,000	9	4	44.44%	2	6	8	\$751,111	\$719,107	95.74%	84	6.75
\$800,001-\$1,000,000	8	1	12.50%	1	1	3	\$913,475	\$867,845	95.00%	122	16.00
\$1,000,001 +	8	0	0.00%	0	4	6	\$1,696,650	\$1,600,417	94.33%	397	8.00
<b>Market Totals</b>	<b>186</b>	<b>44</b>	<b>28.62%</b>	<b>30</b>	<b>99</b>	<b>535</b>	<b>\$478,532</b>	<b>\$459,051</b>	<b>96.58%</b>	<b>99.92</b>	<b>2.09</b>

In conclusion;

NorthWalk will be an improvement to the existing property. This site currently has a burned out house with surrounding dead trees, potentially dangerous drywells and cisterns, abandoned motorhome and a barn that is quickly deteriorating to the point of

collapsing. The proposed development will eliminate all these conditions and bring an improvement to the site, neighborhood and city in general.

This property is on the fringe of the downtown plan. While the current zoning is SF-3 the proposed density and character of the development are within the vision of the Grand Junction plan and will bring much needed energy, value and people to the downtown area.

The project will maintain or, more likely, improve property values in the surrounding areas.

Finally, NorthWalk is a positive project contributing responsible and appropriate growth of this area.

Sincerely yours, Jim Anderson